

Implementation Schedule – Groundworks & House Build Surface Water Drainage & Flood Mitigation Works

Project	Woodside Grange
Client	Tony Lock
Planning Reference	DM/25/0240
Supporting Document	Flood Risk Assessment (FRA)

This implementation schedule has been prepared to accompany the Flood Risk Assessment and demonstrates the sequence and timing of groundworks, drainage, and flood mitigation measures to ensure flood risk is appropriately managed throughout construction and on completion.

1. Pre-Construction & Enabling Works (2–6 weeks)

- Discharge drainage and flood-related planning conditions
- Topographical survey, utilities searches, and site investigations
- Finalisation of Flood Risk Assessment recommendations
- Detailed surface water and foul drainage design
- SuDS approval from Lead Local Flood Authority where required
- Construction Phase Plan (CDM Regulations)
- Site set-up, welfare facilities, temporary drainage and silt control measures

2. Site Clearance & Earthworks (1–2 weeks)

- Topsoil strip and storage for re-use
- Demolition works (if applicable)
- Bulk excavation and cut/fill to formation levels
- Formation of building platform
- Temporary flood protection and maintenance of overland flow routes

3. Primary Flood Mitigation Works (1–3 weeks)

- Construction of permanent flood bunds or embankments
- Installation of flood walls or barriers where required
- Ground re-profiling to maintain flood conveyance routes
- Provision of compensatory flood storage areas
- Installation of non-return or flap valves
- Inspection and approval by project engineer / Environment Agency (if applicable)

4. Surface Water Drainage & SuDS – Stage 1 (1–2 weeks)

- Excavation for attenuation tanks, crates, or basins
- Installation of soakaways in accordance with BRE 365
- Installation of below-ground surface water drainage pipework
- Installation of flow control devices
- Construction of permeable sub-bases
- Temporary protection of installed SuDS components

5. Foundations & Substructure (2–4 weeks)

- Excavation and construction of foundations
- Concrete pours
- Substructure masonry to damp proof course
- Service penetrations
- Oversite build-up, insulation, DPM, and ground floor slab

6. Superstructure – Watertight Shell (8–12 weeks)

- Construction of external walls
- Structural frame installation where applicable
- Roof structure and coverings
- Installation of windows and external doors
- First fix services
- Achievement of weather-tight stage

7. Surface Water Drainage & SuDS – Stage 2 (1–2 weeks)

- Connection of roof drainage
- Installation of rainwater harvesting systems (if specified)
- Final connections to attenuation and outfalls
- Drainage testing and CCTV surveys
- Preparation of as-built drainage drawings

8. External Works & Flood Resilience Measures (2–4 weeks)

- Final finished ground levels in accordance with FRA
- Construction of paths, drives, and permeable paving
- Landscaping, swales, and seeding
- Installation of flood-resilient construction features
- Final shaping and establishment of flood mitigation measures

9. Internal Fit-Out & Completion (6–10 weeks)

- Completion of first fix
- Plastering
- Second fix services
- Installation of kitchens and bathrooms
- Decoration
- Testing and commissioning of services

10. Testing, Certification & Handover (1–2 weeks)

- Drainage completion certification
- Flood mitigation works sign-off
- Building Control final inspection
- Warranty provider approval
- Handover of operation and maintenance information